

**HACKENSACK HOUSING AUTHORITY  
65 FIRST STREET  
HACKENSACK, NEW JERSEY 07601**

THURSDAY, OCTOBER 9, 2025

(Condensed Transcription of Regular Meeting of  
Hackensack Housing Authority Commissioners' Meeting)

**ROLL CALL**

PRESENT:

Chairman Anthony Stassi  
Vice-Chairman Blanche Stuart  
Commissioner Marie Dukes  
Commissioner Hani Khoury  
Commissioner Sarquis Pico

ABSENT: Commissioner May D'Arminio  
Commissioner Gino Tessaro

ALSO PRESENT:

Executive Director Anthony Feorenzo  
William Snyder, Consultant to the Board  
Joseph Zisa, Esq., Counsel to the Board

**OPENING STATEMENT**

"Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of an Annual Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Building, and delivery of same to the Bergen Record & Star Ledger on December 7, 2024.

Meetings are scheduled to be held remotely for members of the public. All meeting access information, agenda and related documents will be posted, at least 48 hours prior to the meeting, on the Housing Authority's website at [hackensackhousing.org](http://hackensackhousing.org). The Authority welcomes comments from the public which will be addressed under "Remarks of Citizens" on the Agenda. Members of the public shall be free to speak on any subject on or off the Agenda. As is the case for in-person meetings, all speakers will be limited to 5 minutes. Members of the public shall be muted until public discussion; at which time they may ask to be recognized. Please do not speak out of turn or disrupt the meeting. Disruptive conduct includes sustained in appropriate behavior such as, but not limited to shouting, interruption and use of 'profanity."

**FLAG SALUTE**

**RESOLUTIONS – nothing at this time**

## **APPROVAL OF MINUTES OF SEPTEMBER, 2025**

Motion to approve the minutes of September 2025 made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Khoury and Commissioner Dukes.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Tessaro

## **CORRESPONDENCE – nothing at this time**

## **PAYMENT OF CLAIMS FOR SEPTEMBER 2025**

Motion to approve payment of claims made by Commissioner Khoury; 2<sup>nd</sup> by Commissioner Stuart.

Commissioner Khoury asked about Santino Falcone, LLC. ED Feorenze: It is the company that was awarded the bid for a new boiler replacement at #46.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Tessaro

## **MANAGEMENT REPORT – ED ANTHONY FEORENZO**

The hot water heater and holding tank were replaced at #46. Three quotes were received And that was the lowest quote to do boiler hot water replacement. Job was completed in one day, nice for our tenants as they were without hot water for 6-7 hours.

Commissioner D'Arminio is in rehab. She fell/slipped again. I will get more updates in that regard and spoke with her son yesterday and last week. Chairman Stassi also spoke to them. We wish her well.

The roof will be completed on October 10<sup>th</sup> at 175 W. Railroad. As you all know, we received bids on that off the Bergen County Coop. Only thing left is coping, a custom material they make to put on the top of a parapet; hopefully completed by Tuesday or Wednesday.

We are getting pricing for 65 First Street roof and Kansas Street as they are both in bad shape. Whichever one needs it first, will be done first and then in spring, next one will be done.

#55 boiler was done and taken care of, just like #46. There are two more buildings -- #86 and #95 – that just need boiler/hot water – not holding tanks. I will get quotes on those down the road. After those are done, we should be 15 years without doing any replacements on boilers.

Mortgage for the bank for property when we converted to RAD with Spencer Savings, we paid our October payment. There will be 2 more payments and come January 1<sup>st</sup>, our balance will be approximately \$198,000. At that point in time, I will pay that mortgage off. Come January 3<sup>rd</sup> or 4<sup>th</sup>, we will not have a mortgage at the Housing Authority. We paid it off in half the time.

Gonzalo is retiring. I've been training another man over at 40 Passaic Street. We have a contract with the County there, which pays his salary. We get \$40,000/year – management, fuel and all expenses are paid, which goes to our bottom line. A maintenance man will be there to replace Gonzalo; hired a part-time maintenance man to help Carmine. We are not supposed to take that person at 40 Passaic Street anywhere else. He's dedicated to that building and how it's been for 17 years and how it has to stay. Salary is covered and all expenses; we make about \$40,000 on it.

Solar RFP was redone; gave it to Pure Source Energy, came up with the RFP. Our QPA, Mr. Katchen, Mr. Snyder and myself reviewed it and out for bid for solar energy for whoever wants to get the credits. Bids to be received by November 6<sup>th</sup>. Hopefully, January 1<sup>st</sup> we will be saving 40% of our electric bill.

Our bus driver has been instructed, as several tenants think driver is supposed to bring their bags in, load the bus for them, helping them with whatever they bring from shopping. Bus driver is to drive the bus. If he feels he can assist someone getting on/off the bus, great, but I do not want him loading the bus for every tenant, taking packages off. If he gets hurt, then we have a Workman's Comp claim. Bus is for independent tenants to be able to bring their belongs on/off the bus. I spoke to our insurance company, they thought it was a good idea. As of Monday, that's our plan.

Update on 20 units: in 2 weeks, we will be going in front of Hackensack Planning Board for courtesy review; after they say **yes**, we will be moving with full set of drawings; have a meeting with City and Ms. Stuart has volunteered to reach out to them when needed. Thank you. If we set up a meeting with City Manager, Commissioner Stuart will be there, as you aren't on the Board of non-profit, but is liaison.

### **OLD BUSINESS – nothing at this time**

### **NEW BUSINESS – nothing at this time**

### **OTHER BUSINESS**

NARUC Conference is in November; we are all signed up for rooms. Commissioner Dukes and Commissioner Stuart will be there; myself, Carmine will be with me and take a few classes. There are now 140 rooms booked already. Mr. Snyder! Regional Administrator from HUD in New York, Jason Lockland, has been invited and his Chief of Staff has confirmed he will be in attendance. Mr. Lockland will update us on what's happening in Washington, D.C. In addition, we have Tim Keiser (ph.), Directors Association, that will tell us what the Trump Administration is proposing and what we can all expect.

Hackensack Housing Authority is in very good shape on the basis that we converted under the RAD Program. They've already passed 2 new rules this year that says they will recapture all of the interest income – and ED Feorenzo has invested thousands of dollars in interest income. They will take back everything over \$500, if you're public housing, which would be a tremendous loss here. In addition, they're going to recapture the reserves/surplus that housing authorities still on public housing have to 3 days reserve: meaning 3 days operating

expenses, which if we had an emergency, you couldn't even handle it. It will all be discussed at conference. What they're trying to do is push everybody out of that program and into RAD Program, which HHA is already in. HHA made the right decision when you did that. Those that haven't done it, will suffer the consequences.

ED Feorenzo: Just so Board is aware, if we didn't convert and I put this money in an interest-bearing account and didn't convert to RAD, the government would be taking about \$850,000 from us in the past 3 years of interest. That interest money is paying for roofs and any repairs, not even going into our savings accounts. We have probably \$8 million in reserve that they would probably take from us. Commissioner Stuart: Because we are in RAD, they cannot take it. Mr. Snyder: They can't take it because technically when you're in RAD, the funds you have now are considered to be non-Federal funds; they can only go after Federal funds, which was benefit of converting. ED Feorenzo: We're getting funded. We get our administration fee from Edgewater; everything is running business as usual with HHA.

(Discussion about shutdown; HHA will get reimbursed when Federal Government comes back to work, restart the systems that HHA draws money down from. HHA has plenty of money in the bank and won't affect HHA at all. HHA still gets rents from tenants, which is helpful.)

**There is no meeting in November.**

## **ADJOURNMENT**

Motion to adjourn the meeting made by Chairman Stassi; 2<sup>nd</sup> by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Tessaro

Meeting adjourned.

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber